

**Taylor
Wimpey**

Find your way around

WILLOWBURN PARK

ALNWICK | NORTHUMBERLAND



WILLOWBURN PARK A VERY SPECIAL PLACE TO BE

A warm welcome to Willowburn Park.

Here you'll find a range of two, three, four and five bedroom homes ideally located in the historic town of Alnwick.

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

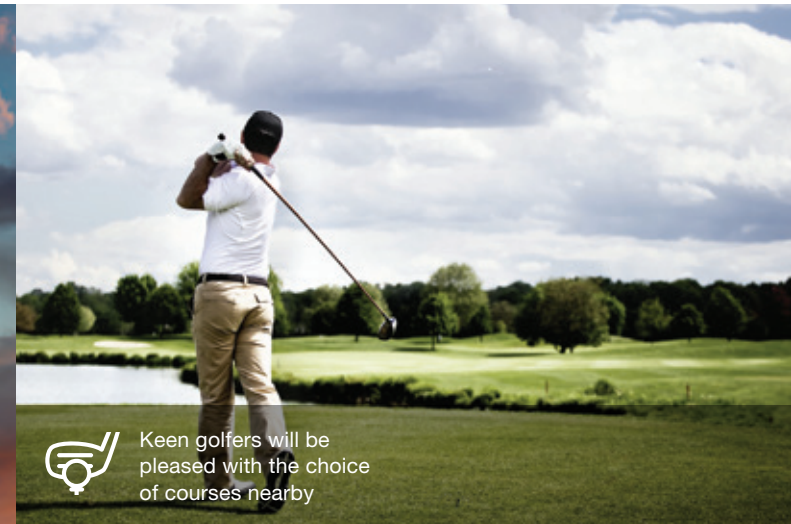



RIGHT ON YOUR DOORSTEP

Alwick dates back to around 600AD, with the impressive Alwick Castle – once home to the most powerful medieval northern baronial family, the Earls of Northumberland – dominating the west of the town, above the River Aln.


The local area offers all the amenities needed for daily life – including a selection of primary and secondary schools – and much more, making it an ideal choice for young professionals, couples or families of all ages.

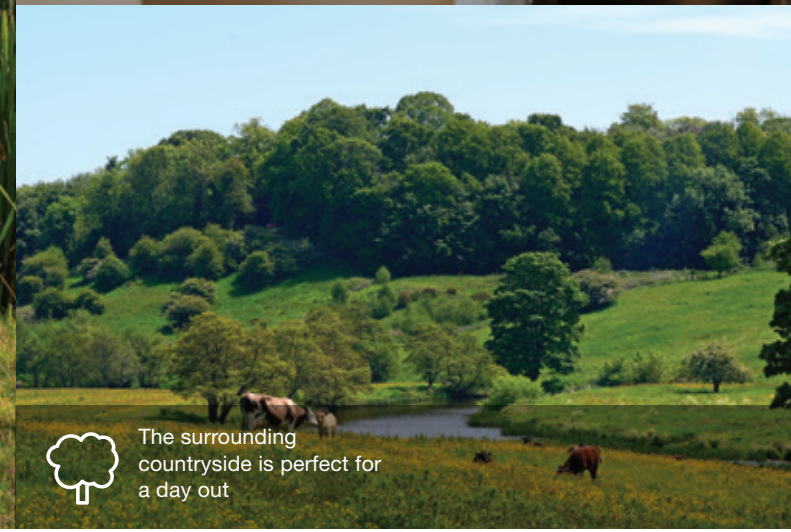
This fabulous location, combined with our outstanding choice of new homes, makes Willowburn Park the perfect destination for your next move.




 Keen golfers will be pleased with the choice of courses nearby



 Enjoy a host of cafes and restaurants in the area

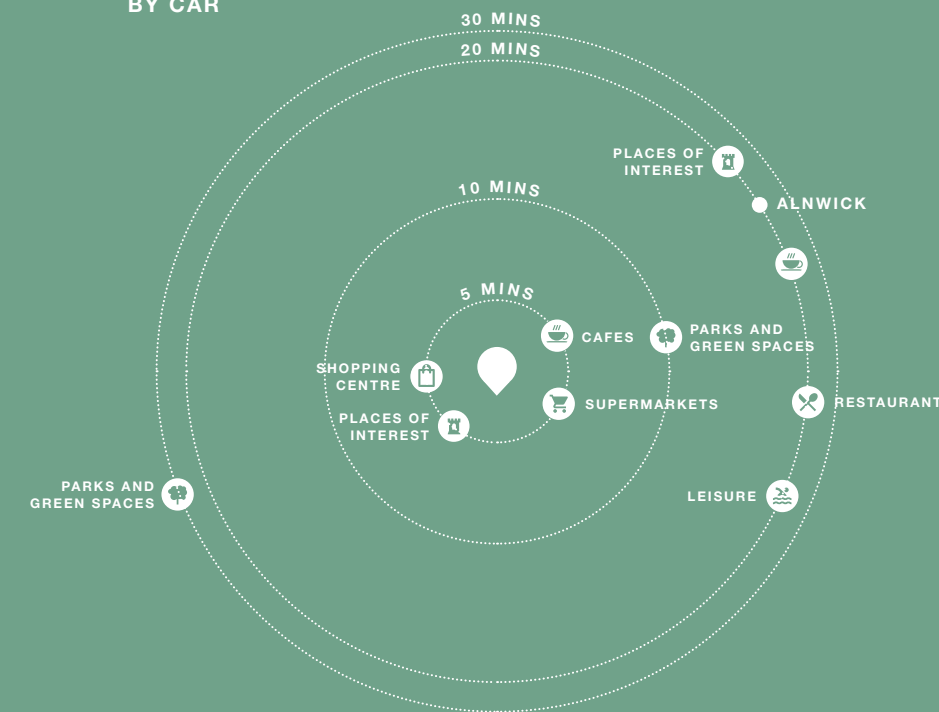


 The surrounding countryside is perfect for a day out

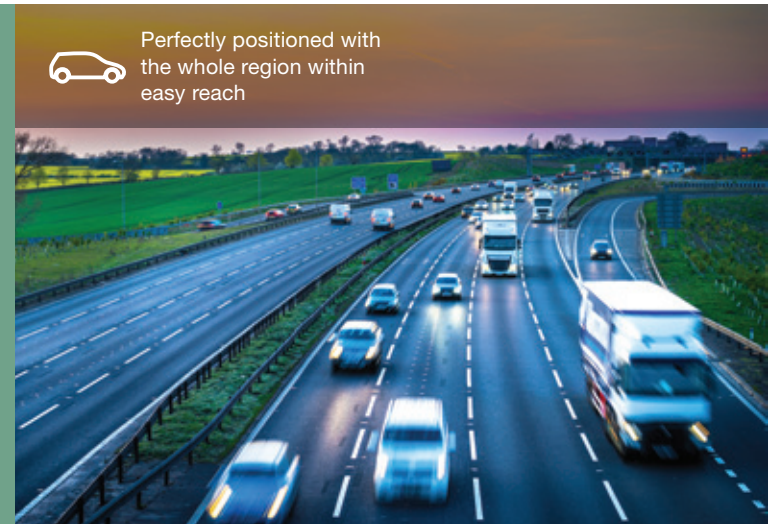
THE PERFECT PLACE TO BE


Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Willowburn Park has fantastic road links with the A1 being easily accessible. Newcastle city centre is just a 45 minute drive away and for those heading further afield, Newcastle International Airport is 34 miles away.

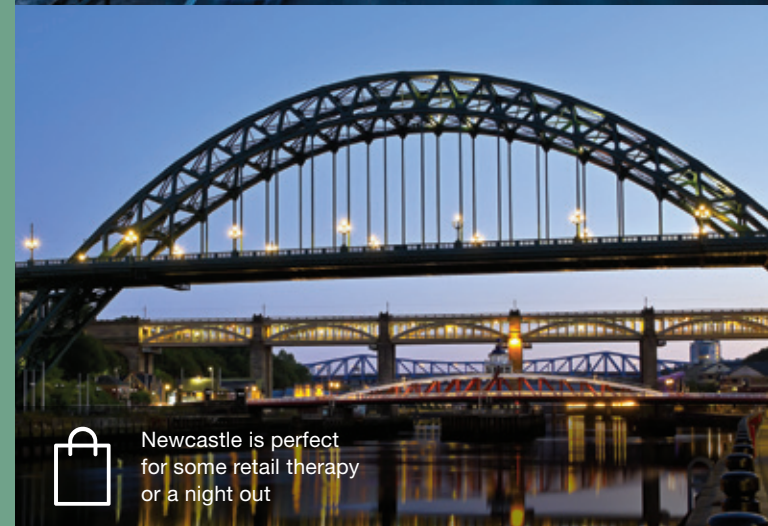
TRAVELLING BY CAR




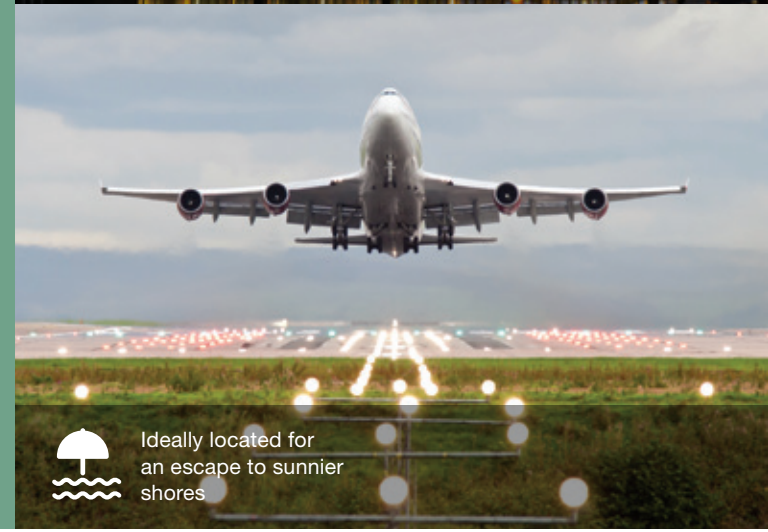
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.




 Perfectly positioned with the whole region within easy reach



 Newcastle is perfect for some retail therapy or a night out



 Ideally located for an escape to sunnier shores



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



5 BEDROOM HOMES

- The Lavenham**
5 bedroom detached home
Plots: 75, 80, 84, 97, 98, 107, 108, 113, 118, 119 & 121

4 BEDROOM HOMES

- The Thornford**
4 bedroom detached home
Plots: 23, 74, 76, 78, 83, 85, 96, 99, 106, 115, 117, 120, 123, 129, 133, 136, 183, 190, 191, 210, 215 & 221
- The Haddenham**
4 bedroom detached home
Plots: 7, 14, 16, 40, 44, 50, 69, 70, 77, 88, 93, 102, 111, 114, 116, 124, 128, 132, 137, 178, 180, 184, 194, 198, 209, 216, 222, 225 & 234
- The Eynsham**
4 bedroom detached home
Plots: 4, 9, 27, 41, 45, 60, 68, 71, 86, 89, 100, 110, 177, 185, 195, 201, 208, 217, 223, 226 & 236
- The Whitford**
4 bedroom detached home
Plots: 11, 34, 39, 57, 72, 81, 82, 94, 95, 101, 112, 122, 130, 176, 181, 188, 193, 199, 202, 203, 211, 214, 220 & 233
- The Downham**
4 bedroom detached home
Plots: 6, 43, 47, 48, 51, 52, 56, 62, 73, 103, 109, 125, 127, 135, 179, 182, 187, 219, 224 & 232
- The Bradenham**
4 bedroom detached home
Plots: 2, 5, 8, 15, 17, 26, 42, 46, 49, 53, 55, 61, 87, 92, 126, 131, 134, 186, 189, 192, 196, 218 & 231
- The Lydford**
4 bedroom detached home
Plots: 10, 18, 22, 24, 29, 54, 58, 79, 90, 200, 212, 213, 227 & 230

3 BEDROOM HOMES

- The Ashton-G**
3 bedroom semi-detached home
Plots: 30-33, 35-38, 65, 66, 104, 105, 138, 139, 204-207, 228 & 229
- The Ardingham**
3 bedroom detached home
Plots: 1, 3, 21, 25, 28, 59, 63, 64, 67, 91, 175, 197 & 235
- The Flatford**
3 bedroom semi-detached home
Plots: 12, 13, 19, 20, 140, 141, 157*, 158*, 161*, 162*, 167*, 168*, 173 & 174
- The Dadford**
3 bedroom semi-detached home*
Plots: 142, 143, 146, 147, 163 & 164

2 BEDROOM HOMES

- The Belford**
2 bedroom mews / semi-detached home*
Plots: 144, 145, 148-156, 159, 160, 165, 166 & 169-172

- SS** Sub station
- VP** Visitor Parking
- H/R** Home Reach
- *ah** Affordable housing



WILLOWBURN PARK

ALNWICK | NORTHUMBERLAND

Willowburn Park offers an outstanding collection of two, three, four and five bedroom homes in a range of designs in the historic town of Alnwick.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 53365/TWNE/January 2020.

WILLOWBURN PARK

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Alnwick
Northumberland
NE66 1FF

CONTACT US ON

01665 660775

SATNAV

NE66 1FF

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

FROM THE A1

- Take the A1068 exit towards Alnwick/Alnmouth.
- At the roundabout, take the first exit onto Willowburn Avenue and follow for approximately 0.3 miles.
- Take the first exit at the following roundabout onto Taylor Drive for half a mile
- You will arrive at Willowburn Park on the right

FROM A1068 NORTHBOUND

- At the roundabout take the first exit onto South Road/A1068
- After half a mile take the third exit at the roundabout onto Willowburn Avenue
- At the final roundabout take the first exit onto Taylor Drive
- You will arrive at Willowburn Park on the right





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THE ARDINGHAM

3 BEDROOM DETACHED HOME

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THE ARDINGHAM

The Ardingham is a three bedroom home which will appeal to couples and families alike. The hallway leads to a fitted kitchen which overlooks the front of the home. The lounge with dining area spans the width of the home and features French doors to the rear garden. The master bedroom has an en-suite shower room whilst two further bedrooms and the family bathroom complete the accommodation.

TOTAL 89.83 sq. m. / 967 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	2626mm x 3100mm	8' 7" x 10' 2"
Lounge/Dining Area max.	6340mm x 3950mm	14' 2" x 13' 0"

FIRST FLOOR



Master Bedroom	3173mm x 4100mm	10' 5" x 13' 6"
Bedroom 2 max.	3570mm x 2990mm	11' 9" x 9' 10"
Bedroom 3 max.	2680mm x 2990mm	8' 9" x 9' 10"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 53365/TWNE/June 2019

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THE ASHTON-G

3 BEDROOM SEMI-DETACHED HOME



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THE ASHTON-G

The Ashton-G is a three bedroom property which is ideal for growing families and couples alike. The entrance hallway leads to a spacious lounge and dining area with French doors leading to the rear garden. There is also a separate kitchen with breakfast area. On the first floor you will find two generous bedrooms and the stylish family bathroom. The second floor comprises the master bedroom with en-suite shower room.

TOTAL 100.79 sq. m. / 1085 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area

3771mm x 2704mm 12' 4" x 8' 10"

Lounge/Dining Area

4234mm x 3870mm 13' 11" x 12' 8"

FIRST FLOOR



Bedroom 2

4242mm x 3870mm 13' 11" x 12' 8"

Bedroom 3

2910mm x 2174mm 9' 7" x 7' 2"

FIRST FLOOR



Master Bedroom *max.*

6704mm x 3115mm 22' 0" x 10' 3"

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THE BRADENHAM

4 BEDROOM DETACHED HOME

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THE BRADENHAM

The Bradenham is a four bedroom property which is ideal for modern family life. The entrance hallway leads to a spacious lounge and a fitted kitchen with breakfast area, both of which open through French doors to the rear garden. There is also a separate dining room. Upstairs, the master bedroom features an en-suite shower room and there are three further bedrooms as well as a family bathroom.

TOTAL 107.11 sq. m. / 1153 sq. ft.

GROUND FLOOR



Kitchen max.	3350mm × 2380mm	11' 0" × 7' 10"
Breakfast Area	2380mm × 2070mm	7' 10" × 6' 10"
Lounge	4647mm × 3435mm	15' 3" × 11' 3"
Dining Room	2356mm × 2875mm	7' 9" × 9' 5"

FIRST FLOOR



Master Bedroom	4387mm × 4024mm	14' 5" × 13' 2"
Bedroom 2	2677mm × 4377mm	8' 9" × 14' 4"
Bedroom 3	2678mm × 3588mm	8' 9" × 11' 9"
Bedroom 4	2404mm × 3328mm	7' 11" × 10' 11"

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THE DOWNHAM

4 BEDROOM DETACHED HOME



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THE DOWNHAM

The Downham is a four bedroom home which is perfect for growing families. It features an open plan kitchen with dining area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en-suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

GROUND FLOOR



Kitchen/Dining Area 2980mm x 7830mm 9' 10" x 24' 9"

Lounge 3180mm x 5273mm 10' 5" x 17' 4"

FIRST FLOOR



Master Bedroom 4300mm x 3037mm 14' 1" x 10' 0"

Bedroom 2 3287mm x 3510mm 10' 9" x 11' 6"

Bedroom 3 3553mm x 3037mm 11' 8" x 10' 0"

Bedroom 4 2532mm x 2628mm 8' 4" x 8' 7"

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THE EYNESHAM

4 BEDROOM DETACHED HOME

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THE EYNSHAM

The Eynsham is a four bedroom property which offers spacious living areas, making it ideal for family life. The entrance hallway leads to a generous lounge which overlooks the front of the home and features double doors leading to the dining room. There is also a fitted kitchen with breakfast area. Upstairs, there are four double bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

TOTAL 123.93 sq. m. / 1334 sq. ft.

GROUND FLOOR



Kitchen	5114mm × 2988mm	16' 10" × 9' 10"
Breakfast Area	2980mm × 2600mm	9' 10" × 8' 7"
Lounge	3327mm × 5590mm	10' 11" × 18' 4"
Dining Room	2963mm × 2988mm	9' 9" × 9' 10"

FIRST FLOOR



Master Bedroom	3909mm × 4593mm	12' 0" × 15' 1"
Bedroom 2 max.	4168mm × 2900mm	13' 8" × 9' 6"
Bedroom 3	3140mm × 2710mm	10' 3" × 8' 11"
Bedroom 4	2580mm × 3180mm	8' 5" × 10' 4"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 53365/TWNE/June 2019

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THE FLATFORD

3 BEDROOM SEMI-DETACHED HOME



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THE FLATFORD

This Flatford is a three bedroom home which would suit both couples and young families. It features an open plan lounge and dining area leading through French doors to the rear garden. The modern fitted kitchen with breakfast area overlooks the front of the home. Upstairs features two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



FIRST FLOOR



Lounge/Dining Area	4724mm × 3707mm	15' 6" × 12' 2"
Kitchen/Breakfast Area max.	3081mm × 3437mm	10' 1" × 11' 3"

Master Bedroom	2962mm × 2833mm	9' 9" × 9' 4"
Bedroom 2	2630mm × 3307mm	8' 8" × 10' 10"
Bedroom 3	2006mm × 3707mm	6' 7" × 12' 2"

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THE HADDENHAM

4 BEDROOM DETACHED HOME

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THE HADDENHAM

The Haddenham is a four bedroom home which provides spacious surroundings, making it ideal for family living. The entrance hallway leads to a generous lounge with bay window overlooking the front of the home. The kitchen and dining area feature French doors leading to the garden and a utility room for added convenience. Upstairs, there are four double bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

TOTAL 135.64 sq. m. / 1460 sq. ft.

GROUND FLOOR



Kitchen	4210mm × 3000mm	13' 10" × 9' 10"
Dining Area	3340mm × 3300mm	10' 11" × 10' 10"
Utility	1738mm × 3300mm	5' 8" × 10' 10"
Lounge max.	5620mm × 3440mm	18' 5" × 11' 3"

FIRST FLOOR



Master Bedroom max.	4040mm × 4860mm	13' 3" × 15' 11"
Bedroom 2 max.	4040mm × 3830mm	13' 3" × 12' 7"
Bedroom 3	3280mm × 3230mm	10' 9" × 10' 7"
Bedroom 4	2790mm × 3230mm	9' 2" × 10' 7"

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THE LAVENHAM

5 BEDROOM DETACHED HOME



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THE LAVENHAM

The Lavenham is a five bedroom home which is perfect for modern family life. It features an open plan kitchen with breakfast area and a spacious lounge, both with French doors leading to the rear garden. The separate dining room overlooks the front of the home. Upstairs you will find four double bedrooms, two with en-suite shower rooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 152.92 sq. m. / 1646 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area <i>max.</i>	5960mm x 3300mm	18' 8" x 10' 10"
Utility	1775mm x 1663mm	5' 10" x 5' 5"
Lounge	3900mm x 5257mm	12' 10" x 17' 3"
Dining Room	3063mm x 3200mm	10' 1" x 10' 6"

FIRST FLOOR



Master Bedroom	4533mm x 3805mm	14' 10" x 12' 6"
Bedroom 2	3812mm x 3521mm	12' 6" x 11' 7"
Bedroom 3	3403mm x 2689mm	11' 2" x 8' 10"
Bedroom 4	3280mm x 2690mm	10' 9" x 8' 10"
Bedroom 5	2850mm x 3000mm	9' 4" x 9' 10"

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THE LYDFORD

4 BEDROOM DETACHED HOME



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THE LYDFORD

The Lydford is a four bedroom home which is ideal for family life. The hallway leads to a generous lounge overlooking the front of the home. The spacious kitchen with dining area features French doors to the rear garden and there is a handy utility room for added convenience. Upstairs, the master bedroom has an en-suite shower room and there are three further bedrooms and a stylish family bathroom.

TOTAL 102.10 sq. m. / 1099 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5364mm × 3380mm	17' 7" × 11' 1"
Utility	1545mm × 1234mm	5' 1" × 4' 1"
Lounge	3272mm × 4498mm	10' 9" × 14' 9"

FIRST FLOOR



Master Bedroom	3172mm × 3793mm	10' 5" × 12' 5"
Bedroom 2	3172mm × 3357mm	10' 5" × 11' 0"
Bedroom 3	3300mm × 2100mm	10' 10" × 6' 11"
Bedroom 4	2104mm × 2230mm	6' 11" × 7' 4"

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THE THORNFORD

4 BEDROOM DETACHED HOME



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THE THORNFORD

The Thornford is a modern four bedroom home which is perfect for growing families or couples in need of extra space. The kitchen leads through to a family and dining area. The spacious lounge features French doors leading to the rear garden and there is a separate dining room. Upstairs there are four double bedrooms, one with an en-suite shower room and a stylish family bathroom.

TOTAL 145.11 sq. m. / 1562 sq. ft.

GROUND FLOOR



Kitchen	4790mm × 3320mm	15' 9" × 10' 11"
Lounge	4740mm × 3910mm	15' 7" × 12' 10"
Family Room	3910mm × 3260mm	12' 10" × 10' 8"
Dining Room	3070mm × 2660mm	10' 1" × 8' 9"

FIRST FLOOR



Master Bedroom <i>max.* min.†</i>	4680mm* × 2250mm†	15' 4** × 10' 8**†
Bedroom 2	4000mm × 3320mm	13' 2" × 10' 11"
Bedroom 3 <i>max.</i>	4720mm × 3360mm	15' 6" × 11' 0"
Bedroom 4	3810mm × 2530mm	12' 6" × 8' 4"

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THE WHITFORD

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE WHITFORD

The Whitford is a four bedroom double fronted home which is ideal for growing families. Downstairs, a light and airy lounge and an open plan kitchen with dining area both open through French doors to the rear garden. A study, utility area and cloakroom complete the ground floor. Upstairs there is a master bedroom with en-suite shower room, two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 115.94 sq. m. / 1248 sq. ft.

GROUND FLOOR



Kitchen	2850mm × 3873mm	9' 4" × 12' 8"
Dining Area	2850mm × 2889mm	9' 4" × 9' 6"
Lounge	3350mm × 4575mm	11' 0" × 15' 0"
Study	2313mm × 2188mm	7' 7" × 7' 2"

FIRST FLOOR



Master Bedroom	3412mm × 4049mm	11' 2" × 13' 3"
Bedroom 2	2912mm × 3600mm	9' 7" × 11' 10"
Bedroom 3	2912mm × 3163mm	9' 7" × 10' 5"
Bedroom 4	3165mm × 2715mm	10' 5" × 8' 11"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 53365/TWNE/June 2019

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**Taylor
Wimpey**



STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

WILLOWBURN PARK

Taylor Drive, Alnwick, NE66 2DG

TELEPHONE

01665 660775

To discover more about options and choices, speak to your sales executive.

General	
Double glazed PVC-u windows with multi point locking	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓
IG multi-point locking system front doors	✓
PVCu fascia & soffit	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
Middleweight Newark internal doors	✓
Mains operated smoke detectors with battery back-up	✓
Combination / condensing gas boiler and heating system to radiators	✓
Kitchen	
'Symphony' kitchen with a selection of doors, worktops & upstands choices from our 'Standard Range'	✓
1.5 bowl stainless steel insert sink & mixer tap	✓
Zanussi 'A Rated' built under single stainless steel oven	✓
Integrated stainless steel chimney with filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splash back	✓
Utility with 'Symphony' base unit & worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓
Lounge	
TV socket & Telecom point	✓

Family Room/Study*	
TV socket & Telecom point	✓
Bedroom	
TV socket to master bedroom	✓
Wardrobes to Master bedroom	✓
Bathroom	
Twyfords white 'E100' bathroom suite	✓
Twyfords Alto chrome taps	✓
2 rows of tiles to bath and splash back to basin	✓
En-suite & Shower Room (plot specific)	
Twyfords white 'E100' bathroom suite	✓
Twyfords Mono chrome taps	✓
Full height tiling to shower enclosure and splash back to basin	✓
Aqualisa 10.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓
External features	
Marshall grey paving slabs to width of patio doors	✓
150mm topsoil rotavated to rear garden	✓
Turf to rear garden	✓
Power to garage within the boundary of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
1.8m Close board fencing to garden	✓
Other features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓